136.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,300 / 1,054,300
					USE VALUE:	1,054,300 / 1,054,300
					ASSESSED:	1,054,300 / 1,054,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEKETE JILL E
Owner 2:	LEVER SCOTT B
Owner 3:	
Street 1:	81 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURTON ROBERT G & FLORA J -
Owner 2:	-
Street 1:	81 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8757.000	438,400	1,500	614,400	1,054,300
Total Card	0.201	438,400	1,500	614,400	1,054,300
Total Parcel	0.201	438,400	1,500	614,400	1,054,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.86 /Parcel: 481.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87532

GIS Ref

GIS Ref

Insp Date 10/13/17

!10574!

PREVIOUS ASSESSMENT

Parcel ID 136.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,400	1500	8,757.	614,400	1,054,300		Year end	12/23/2021
2021	101	FV	425,200	1500	8,757.	614,400	1,041,100		Year End Roll	12/10/2020
2020	101	FV	425,200	1500	8,757.	614,400	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	101	FV	321,200	1700	8,757.	648,600	971,500	971,500	Year End Roll	1/3/2019
2018	101	FV	319,700	0	8,757.	477,900	797,600	797,600	Year End Roll	12/20/2017
2017	101	FV	385,600	0	8,757.	457,400	843,000	843,000	Year End Roll	1/3/2017
2016	101	FV	385,600	0	8,757.	423,300	808,900	808,900	Year End	1/4/2016
2015	101	FV	358,500	0	8,757.	355,000	713,500	713,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:57:47

LAST REV

Date	Time
03/27/19	15:18:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURTON ROBERT G	54070-91		12/29/2009	Change>Sale	715,000	No	No		
	11556-733		8/6/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2018	1665	Siding	23,350	C				
6/21/2010	723	New Wind	14,730					22 REPLACEMENT WIN
2/24/2010	129	Demo gar	1,000	C				
1/13/2010	21	Redo Kit	48,106					& HBATH
5/13/1997	240	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	372	PATRIOT
11/9/1999	Meas/Inspect	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8757		Sq. Ft.	Site		0	90.	0.78	10									614,442						614,400	

Total AC/HA:	0.20103	Total SF/SM:	8757	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	614,442	Spl Credit		Total:	614,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12989032
Const Adj.:	0.99989998
Adj $ / SQ:	152.520
Other Features:	84568
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538584
Depreciation:	100177
Depreciated Total:	438407

COMMENTS

OF=TOILET ON FFL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

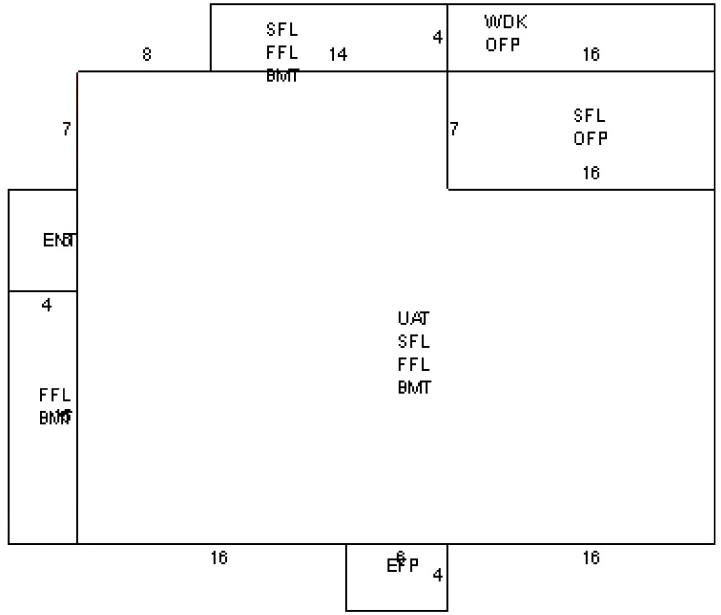
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.77
Special Features:	0	Val/Su Net:	115.92
Final Total:	438400	Val/Su SzAd	200.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,120	152.520	170,822
BMT	Basement	1,068	45.760	48,867
FFL	First Floor	1,068	152.520	162,891
UAT	Upper Attic	238	61.010	14,520
OFP	Open Porch	176	25.870	4,554
WDK	Deck	64	16.000	1,024
EFP	Enclos Porch	24	72.590	1,742
ENT	ENTRY	24	26.400	634
	Net Sketched Area:	3,782	Total:	405,054

Size Ad 2188 | Gross Area 4496 | FinArea 2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X24	A	AV	2000	3.67	T	15.2	101			800			800
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	101			700			700

More: N | Total Yard Items: 1,500 | Total Special Featues: | Total: 1,500

PARCEL ID

136.0-0004-0001.0

IMAGE

AssessPro Patriot Properties, Inc